

**DEVELOPMENT REVIEW COMMITTEE  
MEETING MINUTES  
JUNE 2, 2004**

DRC Members present: David McDevitt, Development Services Director  
Tony Park, Public Works Director  
Cherie Bryant, TLCPD Land Use Planning Division Manager

Meeting called to order by David McDevitt at 10:05am.

**Bradfordville First Baptist Church, Type "C" Site and Development Plan:** Joan Schairer, Development Services Coordinator, gave a summary of the project. The proposal is to construct a 120,434 square foot church facility with the associated parking area. The property is comprised of two 10 acre lots that have been unified by a Unity of Title to create one 20 acre lot. The property is located in the Residential Acre (RA) zoning district, the Mixed Use-A (MU-A) Future Land Use Designation and is inside the Urban Service Area. The project is proposed in five phases:

1. A 38,064 square feet, two story sanctuary and a 1,500 square feet maintenance building;
2. A Sunday School building and a prayer chapel, totaling 29,869 square feet;
3. An administration building and fellowship hall, totaling 18,000 square feet;
4. A 15,000 square feet, one story building; and
5. An 18,000 square feet, three story Sunday School building.

All parking and driveways will be constructed during Phase I. Growth and Environmental Management staff recommended to forward the proposed project to the Board of County Commissioners for approval with conditions.

Environmental Compliance comments: No outstanding issues.

Planning Department comments: No outstanding issues.

Public Works comments: Mr. Park inquired if the surrounding HOAs had been noticed and if the HOA settlement agreements had been reviewed for consistency with this site plan. He was informed that all HOAs had been noticed, and that the site plan was in compliance with all settlement agreements.

It was noted that this site plan will require final approval by the Board of County Commissioners, and will be presented at the 6:00pm Public Hearing held on July 13, 2004. Also noted was that all subsequent phases are approved with this master plan approval and will not require further site plan review. However, a Certificate of Concurrence for each phase will be required.

Mr. Park made a motion to recommend to the Board of County Commissioners at the July 13, 2004 meeting, approval with the following conditions:

1. The cover sheet and other notes on the site plan refer to "accessory" or "accessory use" buildings. These references should be modified to reflect "church related" or "Sunday School" buildings.

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2. The site plan should be modified to show the location of any proposed on-site signage. Signage shall not be located in any required landscaping area or roadway right-of-way.
3. The signature block on the cover sheet should be modified to include "or designee" for each DRC member. Also, revise the Planning Department's block to note "Director, Tallahassee-Leon County Planning Department or designee".
4. Please modify the site plan Sheets 2A and 2B to delineate the grassed parking area (landscape timbers, etc.).
5. The Unity of Title has been completed, therefore note #16 on Sheet 2A should be revised to state "The Unity of Title was completed and recorded on March 12, 2004 for Lots 6 and 7 in order to allow the project to meet all development standards".
6. Please modify note #17 on Sheet 2A to correct the misspelling of "cemetary". The correct spelling is "cemetery".
7. Please modify the appropriate site plan pages so that the "20 foot wide natural area buffer" around the north, west, and southwest perimeter boundary is noted as a Type "B" buffer.
8. A lighting plan that complies with Section 10-960, the Lake McBride Scenic Overlay District, must be approved prior to final site plan approval.
9. A utility service plan must be approved prior to final site plan approval.
10. Conservation Area table/legend in Sheet 5B states that the total site conservation area (not including the "not-in" areas) is 231,905 SF. This actually is the sum of all areas, including the "not-in" areas. Note: this should be revised to indicate 227,741 SF.
11. Sheet 3D includes a table, but stops short of including all the pipes/structures (ex: all lines 67 through 71 are omitted). All the proposed pipes/inlets are to be included.
12. Easements to be abandoned are not included in the plans. (Ms. Green indicated they are still under works by the surveyor, and will be added under a separate sheet as indicated in a note on Sheet 1A). Prior to DRC approval, all easements to be abandoned shall be included in the plans.
13. The following note, "Church to maintain the proposed 60 feet Leon County drainage easement through Lot 7", must be removed from Sheets 2A, 3C, and Sheet 4 of the site and development plan, and the existing Florida Department of Transportation (FDOT) and the Lauder access easements at this location must be identified, including the Official Record Book and Page.

Ms. Bryant seconded the motion. All were in favor and motion passed.

Meeting adjourned at 10:30am.